LOWER PASSAIC RIVER STUDY AREA
PRP DATA EXTRACTION FORM

BELLEVILLE INDUSTRIAL CENTER

CURRENT MAILING ADDRESS/CONTACT INFO:

Belleville Industrial Center
681 Main St.
Building 43
Belleville, NJ 07109
Attn: Lynn Clurman, President

FACILITY ADDRESS:

Former Leasehold of Helion Industries, Inc.
Belleville Industrial Center
681 Main St.
Belleville, NJ
(the "Site")

FINANCIAL VIABILITY (annual revenue, # of employees):

Belleville Industrial Center (BIC) currently operates the Site as a multi-tenant industrial park. Helion Industries, Inc. (Helion) leased certain buildings within the Belleville Industrial Center from 1975 – 2001. BIC was the owner and landlord of the premises leased by Helion throughout its tenancy. BIC is currently complying with NJDEP ISRA requirements that were triggered upon the cessation of Helion's operations. These requirements include remedial investigation studies and remedial action at the former leasehold premises of Helion.

According to BIC's 2003 Site Investigation Report, Helion "is currently filing for Chapter 11 Bankruptcy." (DC000136 at Tab 1) Independent research has not verified this statement. No bankruptcy filings have been identified in recent years, although Helion does have a record of bankruptcy filing in the early 1990s. Helion filed a Plan of Reorganization under Chapter 11 in October 1991, with the bankruptcy later dismissed in November 1994. Helion continued operations at the BIC Site through 2001. Helion's most recent State of NJ "Business Entity Status Report" indicates that their Domestic Profit Corporation status was revoked in August 2005 due to its failure to file an annual report for two consecutive years. While Helion does not appear to be actively operating, no record of formal dissolution or bankruptcy has been identified to date. (DDC000330-331 at Tab 2, and 332-337 at Tab 3)

BIC is privately held by Lynn Clurman, who serves as President, and employs six individuals. (DDC000317-329 at Tab 4)

DATES OF OPERATION (include info. on predecessors/successors if known)**:**

The Site was originally developed in 1916 by Federal Leather Co., Inc. for the production of leather, artificial leather and vinyl. The Site was sold to BIC in 1968, and has been operated by BIC as a multi-tenant industrial park through the present day. BIC has historically leased portions of the Site to various industrial and commercial tenants. Helion, which reportedly operated under the former name of Contrar, Inc., leased a portion of the Site and operated there from 1975 to 2001. (BIC Preliminary Assessment at DDC000195 at Tab 5; BIC Site Investigation Report at DDC000137 at Tab 1; NJDEP Preliminary Assessment for tenant Ideal Plating at DDC000287 at Tab 6)

DESCRIPTION OF FACILITY OPERATIONS (list CERCLA hazardous substances used, manufactured or present)**:**

Helion engaged in the manufacturing of photographic equipment, supplies and chemical preparations. Helion reported in its CERCLA section 104(e) information request response dated September 10, 1996 that it primarily manufactured water-based mixtures containing various organic and inorganic salts. (DDC000021 at Tab 7) Helion stated that it also manufactured blends of press washes by mixing components of petroleum hydrocarbons and naphtha solvents (8% of production) and repackaged products from drum containers into smaller containers for resale (7% of production).

Helion admitted to the use of numerous hazardous substances, including: toluene; chromium ("as a hexavalent compound / sodium bichromate"); zinc nitrate and zinc nitrite; lithium chloride; the solvents light aliphatic petroleum naptha, methylene chloride, trichloroethylene, VM&P naptha and mineral spirits; an aromatic petroleum hydrocarbon comprised of 1,2,4 trimethylbenzene, xylene, cumene and ethylbenzene; and a raw material inventory comprised of approximately 200 different compounds or formulations. Many of the raw materials identified by Helion are, or contain, hazardous substances. (104(e) Response at DDC000027 – 39 at Tab 7)

Helion reportedly operated at the Site through 2001. In 2003, BIC filed documents with the NJDEP stating the Helion had ceased operations and vacated the leasehold in 2001 without complying with ISRA. (DDC000220 at Tab 5, DDC000136 at Tab 1) BIC reported that it had undertaken the task of complying with ISRA on Helion's behalf. In BIC's Preliminary Assessment Report, they list more than 300 compounds used by Helion. (DDC000222-230 at Tab 5) Included in this list are estimates of annual usage of hazardous substances including ammonia (50,000 gal./lbs.), hydroquinone (10,000 gal./lbs.), sodium bichromate (900 gal./lbs.) and numerous wastes including chromic acid solution, formaldehyde solution, mercury, and various corrosives, flammables, acids and chemical process liquids and solids. (Appendix C-Hazardous Substance/Waste Inventory at DDC000220-230 at Tab 5; DDC000144 and 148-149 at Tab 1)

In its Preliminary Assessment Report, BIC also provides a narrative regarding Helion's disposal processes for historical and current process waste streams and disposal points. (DDC000232 at Tab 5) In this narrative, BIC states that the principal raw materials that comprised the wastewater stream consisted of: acetic acid, ammonium thiosulfate, hydroquinone, potassium sulfate, sodium hydroxide, potassium hydroxide, sodium carbonate, potassium carbonate, and water. Each of these materials is listed by Helion in the raw material inventory contained in their 104(e) response (DDC000030-33 at Tab 7). BIC states in this narrative that the process wastewater streams generated within buildings 11C and 9C at the Site were pumped through trenches in the floors of these buildings to the production / mixing outlet #1, located along the northern end of building 11C. From there, wastewaters were discharged to a trench that transected building 11B and ultimately discharged to the sewer system. (DDC000232 at Tab 5) These trenches are shown on Figure 2 of BIC's Site Investigation Report. (DDC000164 at Tab 8)

In December 2003 BIC submitted a Site Investigation Report to NJDEP that characterized specific areas of concern (AOCs) at the former Helion leasehold. (DDC000133 at Tab 1) Among these AOCs were the floor drains, trenches, piping and sumps contained within the former process areas, including buildings 11 and 9. Samples collected from soil borings in this AOC contained elevated levels of VOCs including benzene and trichloroethylene, in addition to various semi-volatile compounds and metals. BIC has stated that the contaminants are believed to be attributable to effluent that discharged to the sumps and the numerous former chemicals that were utilized within the leasehold by Helion. (Site Investigation Report at DDC000148 at Tab 1; January 2005 Remedial Investigation Report, DDC000182 at Tab 9)

PERMITS (provide dates)**:**

NPDES: Unknown

PVSC (pretreatment): Unknown

NEXUS TO LOWER PASSAIC RIVER STUDY AREA (describe in detail; cite to supporting documentation; date or time period of disposal; list CERCLA hazardous substances; and volume, if known):

Direct (e.g. pipe, outfall, spill):

Discharge pipes, including storm sewers, discharged from this Site directly to the Passaic River. The Passaic Valley Sewerage Commissioners (PVSC) indicate circa 1967-68 the existence of "4 pipes coming from this industrial park" (indicated at that time as the "Federal Industrial Park"), which included three 24" storm sewer outlets and one 30" pipe reportedly used for cooling water only. (PVSC at DDC000313 at Tab 10) In 1969, the U.S. Federal Water Pollution Control Administration reported the existence of a 36" storm sewer "from Belleville Ind. Center" which, at the time of observation, was flowing to the Passaic River and reported to contain oil on the surface, total suspended solids of

270 mg/l and a fecal coliform count of 3700 org./100 ml. (USFWPCA at DDC000314-315 at Tab 11)

In April 1977, PVSC reported the discovery of an illegal cross connection between the floor drain in BIC's building 11 with the storm sewer line leading to the Passaic River. A sample of this discharge was collected and identified as containing elevated levels of COD and suspended volatile solids. (DDC000082-84 at Tab 12) Helion indicated that the floor drain in question received discharges of mixing vessel wash downs from the manufacture of photographic chemicals. By June 1977, BIC's plant engineer had taken actions to re-route the wastewater discharge lines to the sanitary sewer. (DDC000078-97 at Tab 13) In a May 1977 letter to PVSC, Helion stated that they "leased and occupied the above property with the understanding and assurance from the landlord that the sewer in the building we occupied was a sanitary sewer as this was an important requirement in our search for a building." Helion further claimed that the agent for the landlord agreed that Helion had been "misrepresented to by the landlord" and would take up the issue of correcting the problem with BIC's management. (DDC000089-90 at Tab 13)

Helion's wastewater in building 11 was reported by BIC to contain hazardous substances, as indicated in this summary and at DDC000232 (at Tab 5), and to be routed through the floor drains and trenches in building 11. Further, BIC indicated that hazardous substances identified in soils beneath the floor drains and trenches in building 11 were the result of discharges made to those floor drains and trenches by Helion. (DDC000148 at Tab 1)

Sanitary Sewer (provide name and location of CSO; details regarding CSO overflows and dates:

BIC sanitary sewers reportedly discharge to PVSC, with the exception of the historical Building 11 drainage (as outlined above) up until at least June of 1977.

Storm Sewer:

As described above, Site storm sewers discharge to the Passaic River. Site investigation has identified contaminated soil at the Site, thus the potential for continued discharge of hazardous substances via the storm sewers exists.

Runoff:

The Site is physically separated from the Passaic River by River Road and Route 21. Catch basins exist in River Road, which would likely intercept site runoff and convey it to the Passaic River via storm sewers.

Groundwater:

Based on the documents obtained and reviewed to date, Site groundwater has not been characterized. The potential exists for groundwater at the Site to be contaminated with hazardous substances based on the soil contamination identified to date.